

**Proposed Amendment to the N 56th Street & Arbor Road Redevelopment Plan for
the NCS Equipment Rental Project
(Page 23, Number 5, of the North 56th & Arbor Road Redevelopment Plan)**

Project Description

Project number five, NCS Equipment, is located within Sub-Project Area A at the NW corner of 56th & Alvo Road at property generally described as Lot 1, Northbank Junction 2nd Addition, Lincoln, Lancaster County, Nebraska. The project site is shown in the attachment provided.

NCS Equipment Rental plans on building a new 23,147 square feet service location. NCS is a leader in equipment rental, service and contractor supplies for Nebraska and surrounding areas and has one of the largest selections of construction equipment for rent or sale in Nebraska. NCS offers everything from rental, sales, delivery options, equipment maintenance programs, machinery parts and certification for operator training. The organization started in 1994 in Bertrand, Nebraska.

Public improvements include the paving of N 54th Street, sidewalks along 54th and 56th Streets, public water, street lights along N 54th and N 56th Streets, grading and site preparation, storm drain work and driveway approach and landscaping.

Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or business or the sale of property is necessary for this project.

B. Population Density

This redevelopment project contains no residential units. The project consists of a commercial/retail development which will not affect the population density in the project area.

C. Land Coverage

The project site is currently vacant but shall be developed with the project. The developer will construct a new 23,147square ft. building.

D. Traffic Flow, Street Layout, and Street Grades

This project will likely increase traffic flow and the anticipated public improvements at N 54th Street and along Alvo Rd will be adequate to provide access to the project site.

E. Parking

Private parking will be developed as part of the project according to the zoning classification.

F. Zoning, Building Code, and Ordinances

The project site zoning has been changed to H4. No other changes are contemplated to local codes or ordinances.

Proposed Costs and Financing

The estimated total cost for project implementation is approximately \$1.6 million; this includes up to approximately \$250,000 of City public investment. The source of public funding is Tax Increment Financing (TIF) estimated to be approximately \$250,000, generated from a private investment of \$1.5 million under Neb. Rev. Stat §18-2147, based upon the incremental taxes created by the project.

NCS Equipment Project Site

Legend

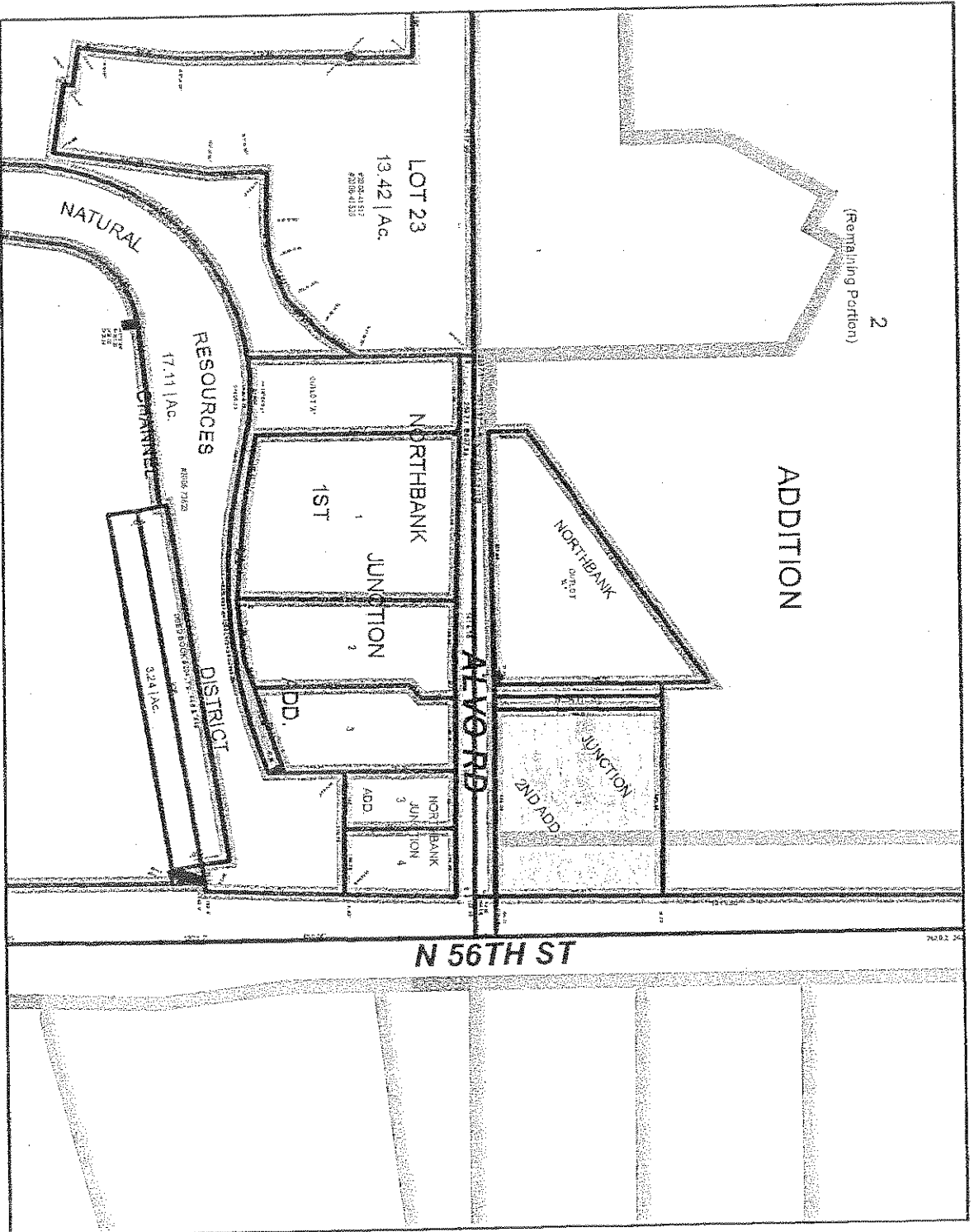
Landbase (Plat)

Parcel Boundaries

Project Area



City of Lincoln
Urban Development GIS
7/29/08
Includes Parcels:
1829402001000
1829402002000





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 15, 2008


TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Comprehensive Plan Conformance No. 08022
(Proposed amendment to the North 56th Street and Arbor Road Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08022**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **North 56th Street and Arbor Road Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "NCS Equipment Rental Project" for the development of a 23,147 square foot building and public improvements, including the paving of North 54th Street, sidewalks along 54th and 56th Streets, public water, street lights along North 54th and North 56th Streets, grading and site preparation, storm drain work and driveway approach and landscaping. The Project Area is legally described as Lot 1, Northbank Junction 2nd Addition, Lincoln, Lancaster County, Nebraska, generally located at the northwest corner of North 56th Street and Alvo Road. The North 56th Street and Arbor Road Redevelopment Plan Area is generally bounded by North 70th Street on the east, North 40th Street on the west, on either side of Interstate 80, and between Bluff Road on the north and Salt Creek on the south, except the Bluff Road Landfill Facility. A copy of the proposed amendment and site plan are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, August 27, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, August 21, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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Dave Landis
Urban Development

Ernie Castillo
Urban Development

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Brian Bernt
Northridge Heights Homeowners Association
6630 N. 34th Street
Lincoln, NE 68504

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Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 5, 2008

TO: Neighborhood Associations/Organizations
 Bob Workman, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the North 56th Street and Arbor Road Redevelopment Plan
 (NCS Equipment Rental Project - Comprehensive Plan Conformance No. 08022)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **North 56th Street and Arbor Road Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, September 22, 2008, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "NCS Equipment Rental Project" for the development of a 23,147 square foot building and public improvements, including the paving of North 54th Street, sidewalks along 54th and 56th Streets, public water, street lights along North 54th and North 56th Streets, grading and site preparation, storm drain work and driveway approach and landscaping. The Project Area is legally described as Lot 1, Northbank Junction 2nd Addition, Lincoln, Lancaster County, Nebraska, generally located at the northwest corner of North 56th Street and Alvo Road. The North 56th Street and Arbor Road Redevelopment Plan Area is generally bounded by North 70th Street on the east, North 40th Street on the west, on either side of Interstate 80, and between Bluff Road on the north and Salt Creek on the south, except the Bluff Road Landfill Facility. You were previously provided with a map and a copy of the proposed amendment.

On August 27, 2008, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the proposed amendment to the **North 56th Street and Arbor Road Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08022).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (441-7855 or ecastillo@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on September 15, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 11, 2008.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Ernie Castillo, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, September 5, 2008 AND FRIDAY, September 12, 2008:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, September 22, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the North 56th Street and Arbor Road Redevelopment Plan to add the "NCS Equipment Rental Project" for the development of a 23,147 square foot building. The Project Area is legally described as Lot 1, Northbank Junction 2nd Addition, Lincoln, Lancaster County, Nebraska, generally located at the northwest corner of North 56th Street and Alvo Road. The North 56th Street and Arbor Road Redevelopment Plan Area is generally bounded by North 70th Street on the east, North 40th Street on the west, on either side of Interstate 80, and between Bluff Road on the north and Salt Creek on the south, except the Bluff Road Landfill Facility.

Joan Ross
City Clerk